INTEGRATING SUSTAINABILITY INTO THE FORM-BASED CODE

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INTEGRATING SUSTAINABILITY INTO THE FORM-BASED CODE

- Build off of local feedback and existing programs
- Through design and code rewrite process
- Sustainable elements

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INTEGRATING SUSTAINABILITY INTO THE FORM-BASED CODE

Guiding Principle

Land Development Code

- Direct language in the conventional code
- Allowed uses or standards
- Resource protection standards

Form-Based Code

- Appropriate per transect and neighborhood character
- Appropriate for physical conditions

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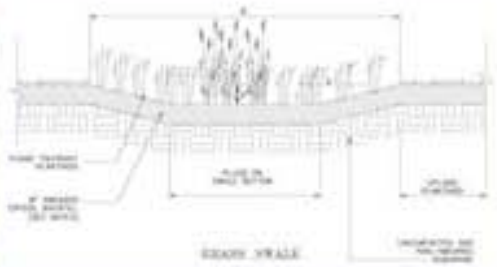
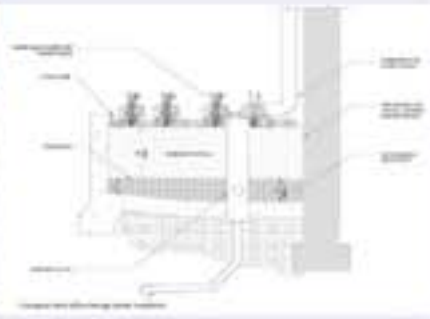
INTEGRATING SUSTAINABILITY INTO THE FORM-BASED CODE

	T1	T2	T3	T4	T5	T6	SD	Notes
Community Swale  				▪	▪			Community swales are similar in size to a natural swale, but more linear in design to conform with the adjacent development zones i.e. walkways, roadways and buildings.
Flow-Through and Infiltration Planters  				▪	▪	▪		Flow-through and infiltration planters are landscape features that also provide stormwater runoff control and treatment. Flow-through planters are sealed on all sides and fitted with an underdrain. They only absorb as much water as soil and plants in the planter can accommodate. Once the planter is at capacity, water is then discharged through the underdrain. They are ideal for receiving roof runoff from downspouts and can be incorporated into foundation walls.

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- **T3 Surface Drainage with High Infiltration Potential** – In this lower density area where little to no underground stormwater infrastructure exists, Best Management Practices (BMPs) can be used to provide opportunities to reduce stormwater runoff, promote infiltration and provide for stormwater runoff treatment. Appropriate practices may include infiltration gardens, bioretention areas, vegetated swales, infiltration trenches and/ or level spreaders.

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	T1	T2	T3	T4	T5	T6	SD	Notes
Solar Roof Paneling - Residential 		■	■	■				The sun's light can be used to create electricity directly through photovoltaic cells (PV). These can be small enough to power tiny lights, or can be grouped in large arrays to generate significant amounts of power. PV's provide silent, clean energy. When combined with battery storage, that energy can be used at night or on cloudy days. Photovoltaics can be easily mounted on roofs or set to stand on their own. Building-integrated photovoltaics can be made to look like terra-cotta roofing tiles, or other roofing materials. They can also be incorporated into windows, skylights and glass walls.
Solar Roof Paneling - Commercial 				■	■	■		Solar paneling can also be used for larger scale applications such as energy production for commercial buildings. Alternative paving options such as light colored paving reduce the heat island effect by reflecting solar energy. A heat island can be created when conventional paved surfaces absorb the sun's energy, and increase the surrounding air and water temperatures, in turn requiring energy intensive higher cooling loads.

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INTEGRATING SUSTAINABILITY INTO THE FORM-BASED CODE

Sustainability as a Guiding Principle

Land Development Code

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Form-Based Code

- Appropriate per transect
- Appropriate for physical conditions

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